

*TOWNSHIP OF CHATHAM ZONING  
REGULAR MEETING MINUTES*

*BOARD OF ADJUSTMENT  
FEBRUARY 7, 2018*

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Mr. Vivona called the Regular Meeting of the Zoning Board of Adjustment to order at 7:30pm with the reading of the Open Public Meetings Act.

**Roll Call**

Answering present to the roll call were Mr. Vivona, Mr. Williams, Mr. Hyland and Ms. Labadie. Mr. Weston, Mr. Styple, Mr. Borsinger, Mr. Newman and Mr. Fitt were absent.

Mr. Shaw explained that the Annual Report is a compilation of the decisions of the Zoning Board throughout the year. Mr. Shaw stated that the Board should address any other issues that they would like to recommend be addressed by the Township Committee or the Planning Board.

Mr. Vivona suggested recommending changes to the ordinance for cell tower equipment and facilities. Mr. Shaw explained the new guidelines for co-location of wireless communication companies. Mr. Shaw explained that the Zoning Board only has jurisdiction if the application requires a variance. If the Board removes the variance, example of changing panel antennae size or fence height from current ordinance requirements, then the co-location would happen without Board approval and the Board would not be able to require applicant to comply with their guidelines for appearance of the facility. The Board members present thought that it was important to address appearance of these facilities and therefore would not recommend changing the ordinance to remove variances which allow co-location to happen without their involvement.

Mr. Hyland suggested that co-location application presentations be limited to aesthetics of the equipment being proposed and not to the other proofs usually necessary for a new cell tower site.

Mr. Shaw recommended adding a paragraph to the Guidelines for Participation to explain cell tower co-location. He also recommended a quick discussion at the outset of these co-location meetings to summarize what the Board can and cannot do.

Mr. Vivona thought that the Zoning Board should address the concern with new houses facing parallel to the street and not be built at an angle to the street. Mr. Shaw explained that it would be hard to challenge a house which meets zoning requirements and is being built a special way due to religious beliefs.

Mr. Vivona would like to address the issue with corner lots again and he would also like to address the size of new family houses being built relative to the size of the lots. Mr. Vivona agreed to recommend the use of Floor Area Ratio (FAR) when reviewing these new dwellings for approval.

Mr. Shaw suggested re-stating last year's recommendation for FAR and attaching the New Providence Ordinance which has similar lot sizes to Chatham Township.

With no other business before the Zoning Board of Adjustment, Mr. Williams moved to adjourn the meeting, Mr. Hyland seconded the motion, and it carried unanimously.

Meg Smith  
Zoning Board Secretary